



Ref:

(For official use only)

## **DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT**

### **Public Consultation – Response Form**

North West Leicestershire District Council has prepared a draft Affordable Housing Supplementary Planning Document (SPD).

The draft SPD can be viewed at

[https://www.nwleics.gov.uk/pages/supplementary\\_planning\\_guidance](https://www.nwleics.gov.uk/pages/supplementary_planning_guidance)

You can make comments on the draft SPD by completing the form below and emailing it to [planning.policy@nwleicestershire.gov.uk](mailto:planning.policy@nwleicestershire.gov.uk) or posting it to Planning Policy, North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville LE67 3FJ.

All responses must be received by the **end of Friday 22 October 2021**.

**PART A – Personal Details**

*If you are responding on behalf of yourself, or your own organisation, please fill in all the 'Personal Details' fields. If an agent is appointed, please complete only the Title, Name and Organisation boxes in the Personal Details column, but complete all the 'Agent's Details' fields.*

	<b>Personal Details</b>	<b>Agent's Details (if applicable)</b>
Title	Mr	Mr
First Name	Christopher	Guy
Last Name	Merriman	Longley
Job Title (where relevant)	Land and Planning Director	Executive Director
Organisation (where relevant)	Intro Crowd	Pegasus Group
Address Line 1	c/o Agent	4 The Courtyard
Address Line 2		Church Street
Address Line 3		Lockington
Address Line 4		Derbyshire
Postcode		DE74 2SL
Telephone		██████████
Email address		████████████████████

Do you wish to be notified of the Council's decision on the Affordable Housing SPD?

Yes

No

## PART B – Your Representation

In the left column below, please state which part of the draft Affordable Housing SPD your comment relates to (for example which section, page or paragraph). In the right column, please write your comments.

You can comment on as many different parts of the SPD as you wish (please add more lines if required).

Section, page or paragraph (please specify for each comment)	Comments
Section 7 – Rural Exception Sites	<p>Thank you for the opportunity to respond to the consultation on the Draft Affordable Housing Supplementary Planning Document (SPD). These representations have been prepared by Pegasus Group on behalf of Intro Crowd, and are made in relation to our clients' interests in land to the south of Park Lane, Castle Donington. The site extends to circa 1.81ha and could accommodate some 45 – 60 dwellings. Residential development and a link road are located on land to the east of the site, granted under application reference number: 09/01226/OUTM, which is now substantially complete. With the completion of this adjoining development, the relationship of the site with the settlement form has changed; with the new development on adjoining land, the site is closely related to the built-up area of Castle Donington. The site lies outside but adjoining the Limits to Development, and is therefore identified as countryside (Policy S3), with further countryside lying to the north and west. A pre-application submission has recently been made to the Council on the basis of proposals for an affordable housing scheme. These representations have been prepared in relation to Section 7: Rural Exception Sites of the SPD.</p> <p>Policy H5 of the Local Plan covers Rural Exception Sites for Affordable Housing, which advises that affordable housing outside of the Limits to Development is allowed as an exception where:</p> <p><i>(a) the housing is demonstrated to meet an identified local need for affordable housing, and</i></p> <p><i>(b) the development is well-related to and respects the character and scale of the settlement and its landscape setting; and</i></p> <p><i>(c) the development allows accessibility to community services and</i></p>

	<p><i>facilities within it, where appropriate.</i></p> <p>Section 7 of the Draft Affordable Housing SPD provides further information on the principles that will apply to such developments, including in relation to evidence required to demonstrate that housing will meet an identified need, and a definition of locally identified affordable housing need.</p> <p>The National Planning Policy Framework (the Framework) sets out advice on rural housing at paragraphs 77 and 78:</p> <p><i>"77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.</i></p> <p><i>78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."</i></p> <p>The glossary within the Framework defines rural exception sites as follows:</p> <p><i>"Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding."</i></p> <p>It is important that the Affordable Housing SPD recognises that sites on the edge of Key Service Centres like Castle Donington can provide an opportunity for rural exception sites, in accordance with the above definition within the Framework. This approach has been considered at a recent appeal for 20 affordable dwellings, at Stone, Staffordshire (appeal reference number: APP/Y3425/W/18/3202676). The Inspector in that case considered whether a site located on the edge of an urban settlement (Stone) can be regarded as a rural exceptions site. At paragraph 43, the Inspectors advises that <i>"in principle, I do not see</i></p>
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	<p><i>any reason why rural housing needs should not be provided for on sites adjacent to the larger settlements, even where they are properly characterised as urban settlements, provided they are in a sustainable location".</i> In setting out overall conclusions and the planning balance at paragraph 94, the Inspector concludes that although the site lies outside the settlement boundary of Stone, the proposal would comply with local policy on rural exception sites. The appeal was therefore allowed.</p> <p>The SPD should make clear that sites on the edge of settlements like Castle Donington can be delivered as rural exception sites, where there is a locally identified affordable housing need, in accordance with the NPPF definition and local policy.</p>
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## Declaration

I understand that all comments submitted will be considered in line with this consultation, and that my comments will be made publically available and may be identifiable to my name / organisation.

I acknowledge that I have read and accept the information and terms specified under the Data Protection and Freedom of Information Statement.

Signed:



Date: 21/10/2021

### DATA PROTECTION AND FREEDOM OF INFORMATION STATEMENT

The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act. It will be used only for the preparation of the Affordable Housing Supplementary Planning Document as required by the Town and Country Planning (Local Planning) (England) Regulations 2012, save for requests of such information required by way of enactment. Your name, organisation and representations will be made publicly available when displaying and reporting the outcome of this consultation stage and cannot be treated as confidential. Other details, including your address and signature, will be treated as confidential.

You should not include any personal information in your comments that you would not wish to be made publicly available.

**Please send your completed form to [planning.policy@nwleicestershire.gov.uk](mailto:planning.policy@nwleicestershire.gov.uk) or Planning Policy Team, NWLDC, Council Offices, Whitwick Road, Coalville LE67 3FJ**

**The deadline for responses is the end of Friday 22 October 2021**